

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Paul J. Thompson
MAG# 9010103704

SUBSTITUTED TRUSTEES DEED

WHEREAS, on the April 4th, 1996, Paul J. Thompson, A Single Person executed a Deed of Trust to William F. Jones, Trustee for the benefit of Magnolia Federal Bank for Savings, which Deed of Trust is filed for record in Book 822, Page 722, in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to Magna Mortgage Company by instrument dated August 4, 1997 and filed for record in Book 926, Page 361 of the aforesaid records; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, Magna Mortgage Company appointed and substituted J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated August 26, 1997, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 930, Page 524 and re-recorded in Book 955, Page 772 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by Magna Mortgage Company to foreclose under the terms of said Deed of Trust, I did on the 21st day of January, 1998, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the main east door of the County Courthouse of DeSoto County, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

LOT 67, PHASE 2, BLUE LAKE SPRINGS SUBDIVISION, IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 48, PAGE 34, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in the DeSoto County Tribune, a newspaper published in DeSoto County, Mississippi for three consecutive weeks preceding the date of sale. The first notice of the publication appeared on December 31, 1997, and subsequent notices appeared on January 7, 14, 1998, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the main east door of the County Courthouse of DeSoto County, Mississippi for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, Magna Mortgage Company bid for said property in the amount of Twenty-one Thousand Seven Hundred Fifty and no/100 Dollars (\$21,750.00), which being the highest and best bid, the same was then and there struck off to Magna Mortgage Company and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto Magna Mortgage Company the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this 21st day of January, 1998.

J. Gary Massey
J. Gary Massey, Substituted Trustee

STATE MS. - DESOTO CO. *PH*
FILED

FEB 25 10 17 AM '98

BK 329 PG 270
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on this the 21st day of January, 1998, the within named J. Gary Massey, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.

Michael Allen Dille
Notary Public

My Commission Expires:

3-11-2001

GRANTOR'S ADDRESS:

J. Gary Massey, Substitute Trustee
Deposit Guaranty Building
200 East Capitol Street, Suite 1745
Jackson, MS 39201
601-968-9986
S&K #97-0380

GRANTEE'S ADDRESS:

Magna Mortgage Company
P. O. Box 18001
Hattiesburg, MS 39404-8001
800-986-2462

PREPARED BY:

J. Gary Massey, Substitute Trustee
Deposit Guaranty Building
200 East Capitol Street, Suite 1745
Jackson, MS 39201
601-968-9986



TRIBUNE

BK 0329PG0272

P.O. Box 486
Olive Branch, MS 38654

601-895-6220

D.W. JONES
PUBLISHER

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, Gail F. Mills, general manager of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 3 weeks consecutively, as follows, to wit:

In Vol. XXVI No. 8, dated the 14 day of January, 1998
In Vol. XXVI No. 7, dated the 7 day of January, 1998
In Vol. XXVI No. 6, dated the 31 day of December, 1997
In Vol. _____ No. _____, dated the _____ day of _____, 19____
In Vol. _____ No. _____, dated the _____ day of _____, 19____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

GENERAL MANAGER

Sworn to and subscribed before me, this 14
day of January, 1998
(SEAL)

NOTARY PUBLIC

My Commission Expires
Feb. 5, 2001

My commission expires _____, 19____
To Shapiro & Massey, L.L.P.
for taking the annexed publication of 408
words or the equivalent thereof for a total of 3
times \$ 73.44, plus \$1.00 for making a proof
of publication and deposing the same for a total cost
of \$ 74.44.

**SUBSTITUTED TRUSTEE'S
NOTICE OF SALE**

WHEREAS, on April 4th, 1996, Paul J. Thompson, A Single Person executed a certain deed of trust to William F. Jones, Trustee for the benefit of Magnolia Federal Bank for Savings which deed of trust is of record in the Office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 822, Page 722; and

WHEREAS, said Deed of Trust was subsequently assigned to Magna Mortgage Company by instrument dated August 4, 1997 and filed for record in Book 826, Page 851 of the aforesaid Chancery Clerk's office; and

WHEREAS, Magna Mortgage Company has heretofore substituted J. Gary Massey as Trustee by instrument dated August 28, 1997 and recorded in the aforesaid Chancery Clerk's Office in Book 830, Page 824 and rerecorded in Book 838, Page 722; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, Magna Mortgage Company, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, J. Gary Massey, Substituted Trustee in said deed of trust, will on the 21st day of January, 1998 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the east door of the County Courthouse of DeSoto County, located at Hernando, MS to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

LOT 87, PHASE 2, BLUE LAKE SPRINGS SUBDIVISION, IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 48, PAGE 34, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

I WILL CONVEY only such title as vested in me as Substituted Trustee.
WITNESS MY SIGNATURE this 18th day of December, 1997.

/s/ J. Gary Massey
SUBSTITUTE TRUSTEE for
Magna Mortgage Company
Shapiro & Massey, L.L.P.
Deposit Guaranty Building
200 East Capitol Street, Suite 1745
Jackson, Mississippi 39201
(601) 968-9966
Dec. 31, Jan. 7, 14-000.

*Shapiro +
Massey*